

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: LOTS 1 THROUGH 3, BLOCK B, MILWOOD SECTION 21, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 6101-6105, AND 6201-6241 McNEIL ROAD; 5920-5938 MELROSE TRAIL; 13019-13033 HEINEMANN DRIVE [ODD NUMBERS ONLY]; AND 5913-5925, AND 6001-6021 PARMER LANE WEST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from Interim "RR" Rural Residence district to "GR-CO" Community Commercial district-Conditional Overlay combining district on the property described in File C14-91-0069, as follows:

Lots 1 through 3, Block B, Milwood Section 21, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 84, Pages 95C-96A, of the Plat Records of Travis County, Texas,

locally known as 6101-6105, and 6201-6241 McNeil Road; 5920-5938 Melrose Trail; 13019-13033 Heinemann Drive [ODD NUMBERS ONLY]; and 5913-5925, and 6001-6021 Parmer Lane West, in the City of Austin, Travis County, Texas.

PART 2. The property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses shall be prohibited on the Property: (a) Outdoor entertainment; (b) Pawn shop services; (c) Off-site accessory parking; and, (d) Residential treatment.
2. Owner shall construct and maintain a landscape buffer approximately 10 feet wide along the southernmost property line of the Property adjacent to Melrose Trail.
3. There will be no vehicular access from the Property to Melrose Trail. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
4. Service station uses on the Property shall be prohibited within 75 feet of Melrose Trail right-of-way.
5. Development of the Property, or any portion of the Property, shall conform to the site development regulations authorized in the "LR" Neighborhood Commercial district as set forth in Sec. 13-2-630 of the Austin City Code, except that:

Any structure or any portion thereof constructed or maintained (i) along McNeil Road, and (ii) being within approximately 460 feet of the existing right-of-way of Parmer Lane to the east, shall be setback a minimum 10 feet from McNeil Road.

6. No site plan for development of the Property or any portion of the Property shall be approved or released, and no building permit for construction of a building on the

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Property, shall be issued prior to construction of two driveway approaches from the Property to Parmer Lane for vehicular access from Parmer Lane to the Property. The driveway approaches shall be subject to approval by the Transportation Review Section of the Department of Planning and Development, and conform with all applicable provisions of the Land Development Code and Transportation Criteria Manual relating to driveway approaches.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "GR" Community Commercial base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Sections 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

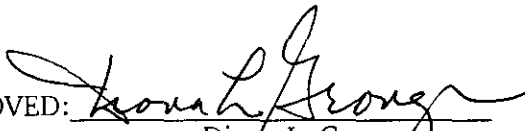
June 10, 1993

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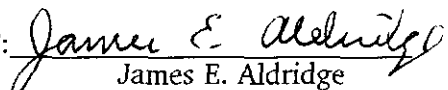
Bruce Todd
Mayor

APPROVED:



Diana L. Granger
City Attorney

ATTEST:



James E. Aldridge
City Clerk

10Jun93
ME/jj

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PO#: _____

Ad ID#: 80m300800

Acct#: 4992499

Austin American-Statesman

Acct. Name: City Clerk's office

AFFIDAVIT OF PUBLICATION

**THE STATE OF TEXAS
COUNTY OF TRAVIS**

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Vanessa Fleming

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

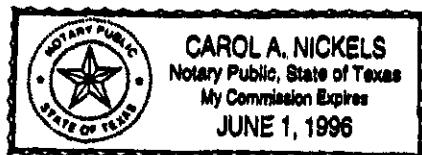
date(s): August 31st, 1993

Class: 9980 Lines: 22 Cost: \$ 43.12

and that the attached is a true copy of said advertisement.

Vanessa D. Fleming

SWORN AND SUBSCRIBED TO BEFORE ME, this the 7th day of Sept, 1993.



Carol A. Nickels
Notary Public in and for
TRAVIS COUNTY, TEXAS

Carol A. Nickels
(Type or Print Name of Notary)

My Commission Expires: 6/1/96